



GRASSROOTS
REALTY GROUP

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4503 Bowness Road NW
Calgary, Alberta

MLS # A2335946

\$1,039,900



Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	666 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

RARE MU-1 CORNER SITE — 50x120 FT ON MONTGOMERY'S RISING MAIN STREET. Shovel-worthy redevelopment opportunity in one of Calgary's most active inner-city growth corridors. This high-exposure corner parcel carries MU-1 f3.0 h16 zoning — 3.0 FAR, 16m height — allowing 18,000+ sq ft of buildable area (subject to design and city approval). With a 176-unit condo development already underway directly across the street, the density, foot traffic, and momentum are arriving now. THE CORNER ADVANTAGE: Dual street frontage unlocks superior architecture — activate both facades with retail bays, a signature multifamily entrance, or street-oriented townhomes. Corner exposure means natural light on two sides, efficient site access, and lasting visual prominence — a combination increasingly rare in inner-city Calgary. FLEXIBLE MU-1 ZONING: Build mid-rise residential (12–18 units), mixed-use with retail at grade, live/work units, or boutique office/medical — a format aligned with Calgary's Municipal Development Plan and adaptable to changing market demand. A NEIGHBOURHOOD MAIN STREET ON THE RISE: Designated in Calgary's MDP for public investment and infrastructure improvement, surrounded by shops, parks, schools, transit, and the Bow River Pathway. Strong absorption in adjacent developments confirms built-in demand from professionals, families, and downsizers seeking urban living outside the core. Location, zoning, exposure, and timing — this corner checks every box for your next infill project.